

**Dan Parolek's Assessment of Flagstaff
July 8-10, 2009 -- Second Public Presentation**



The following observations were presented by Daniel Parolek, principal with Opticos Design Inc. on behalf of the consultant team on the zoning code project, to the audience in attendance at the July 8-10, 2009 public presentation. The audience seemed to agree with his perspective. If you have comments on any of these assessments, please send them to Roger E. Eastman, AICP, the project manager for the zoning code rewrite project (reastman@flagstaffaz.gov), or submit them via the [Zoning Code Update Blog](#).

- 1) What is the role of commercial in the Downtown neighborhoods? Apartments built in the in these neighborhoods surrounding Downtown are out of scale. We should ensure that we no longer compromise Downtown neighborhoods.
- 2) Provide higher quality housing choices for everyone.
 - a. We need to do a better job than we have in the past.
 - b. What are the housing opportunities that we are missing? We should expand housing options and at a higher quality.
 - c. The City should strive to build new retail in a Main Street format rather than strip commercial.
- 3) Bicycles are a large part of Flagstaff's culture.
- 4) Natural materials define character. The Design Guidelines Focus Group should think about how to apply this concept relative to the Transect.
- 5) Cut through traffic, especially from the one-way street pairs, spoils the Downtown experience.
- 6) Flagstaff's built environment could be a lot better! There is a general complacency with the built environment. Are most people more excited by and involved with the natural environment through the various activities they perform there – biking, hiking, skiing, etc.? There seems to be a greater concern for the protection and preservation of the natural environment.
- 7) The transition from Downtown to surrounding neighborhoods is weak and needs to be strengthened.
- 8) Flagstaff's existing Land Development Code tends to promote sprawl with the City's natural resources (slopes, floodplains and trees) fairly well protected.